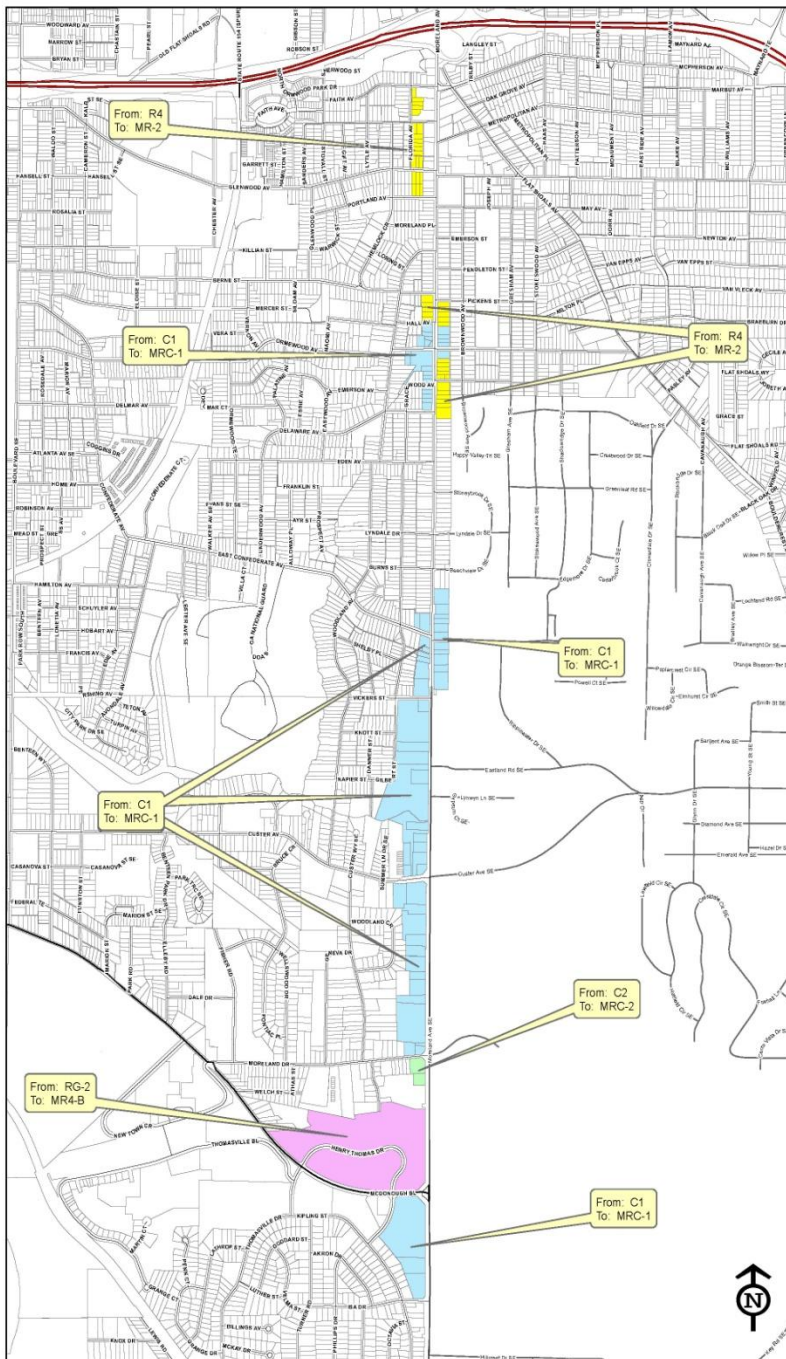


South Moreland Livable Centers Initiative Plan

South Moreland Avenue Proposed Zoning Changes & Community Feedback

Department of Planning & Community Development
Office of Planning
and
Council member Carla Smith
Council District 1
and
Council member Natalyn Archibong
Council District 5



Benefits of Zoning Changes as Identified in Approved Study

- Encourage the redevelopment of blocks on the west side of Moreland Avenue via townhome scale development and transitions to mixed use along Moreland Avenue.
- Support the redevelopment of single-family homes fronting on Moreland into townhome scale residential and/or live work development, with parking located behind the buildings.
- Regulate the scale and character of development on the existing commercially zoned properties. Future commercial should be Quality of Life (QOL) standards; development should be mixed use up to 5 stories.
- Support the redevelopment of suburban commercial land uses along the corridor. Future development should follow QOL standards; development should be mixed use up to 5 stories.
- Support the redevelopment of the Thomasville Heights Housing Project into a mixed income residential neighborhood.



Conditional Zoning

Zoning conditions may be placed on a property at the time of rezoning. The proposed legislation may include the following conditions:

- Limitations on the **floor area**
- Limitations on **parking**
- Limitations on **uses**
 - Such as prohibiting uses i.e. tattoo parlors & pawnshops, etc.
- Limitations on building heights and setbacks
- Limitations on building materials
- Limitations on fencing/screening
- Limitations on signage

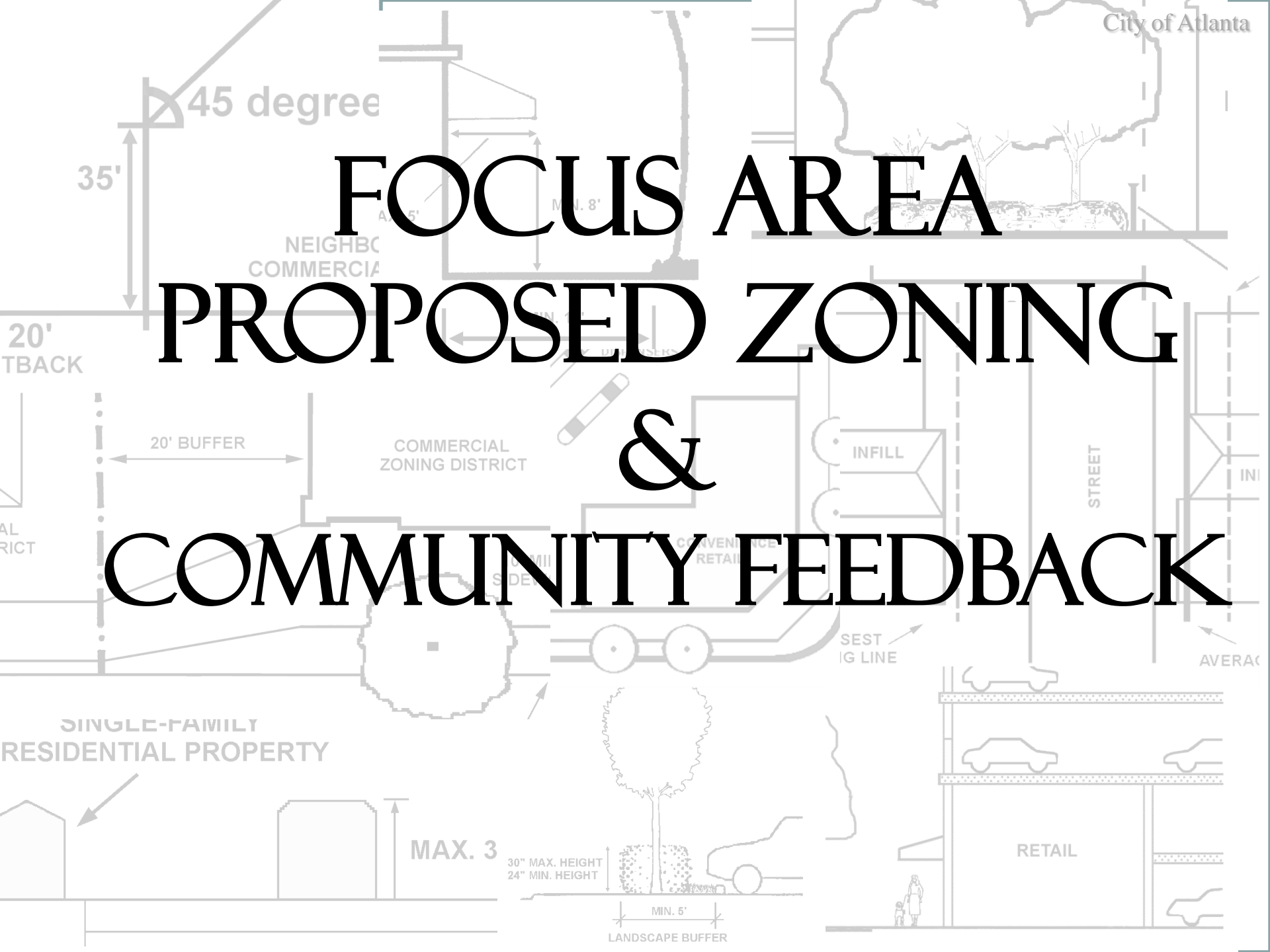


Grandfathering

- “Grandfathered” uses and structures: existing uses and structures are allowed to remain and become “legally non-conforming” when the zoning changes and no longer allows for that use or structure.
- Duration of Legally non-conforming uses: these uses can remain as long as the use is not abandoned for more than a one (1) year period.
- Loss of Non-conforming grandfather status may occur when either:
 - Change in use: from the non-conforming use to a conforming use, or
 - Time: the non-conforming use on the property has been abandoned for more than a one (1) year period.
- Expansion of non-conforming uses and structures requires approval by the Board of Zoning Adjustment (BZA)

For additional information refer to Section 16-24 of the Zoning Ordinance





FOCUS AREA PROPOSED ZONING & COMMUNITY FEEDBACK

Focus Area – I-20 to Glenwood Avenue



Community Feedback

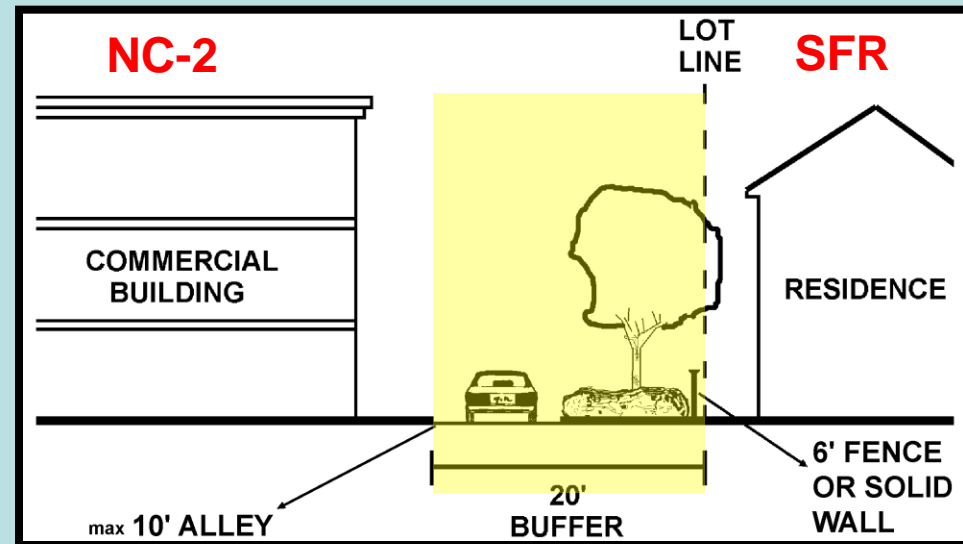
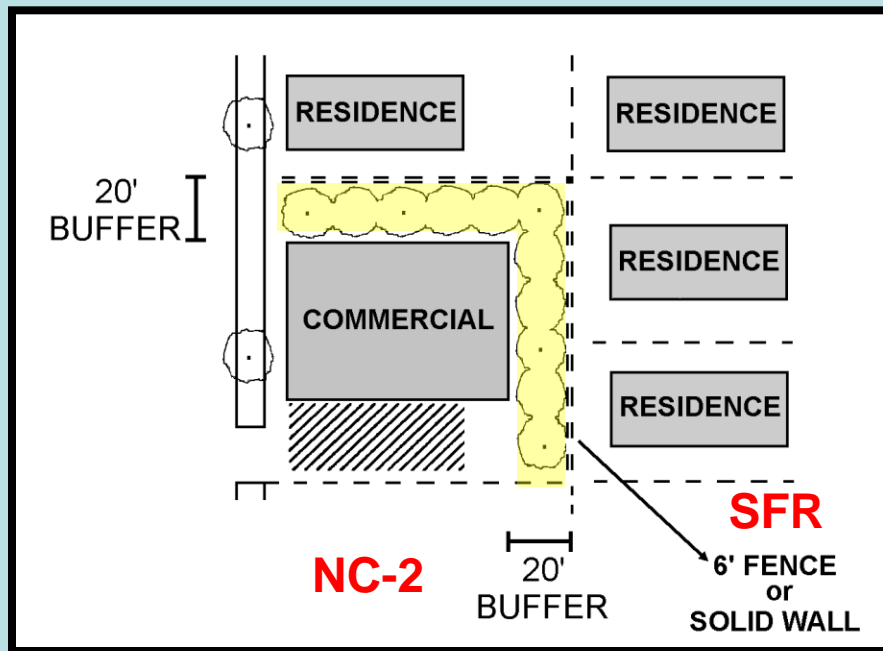
Focus Area - I-20 to Glenwood Avenue

- *Properties currently zoned R-4 should remain R-4 (Florida Avenue to Portland Avenue)*
- *Rezoning the residential properties would negatively affect the quality of life of the residents*
- *Supporters of the proposed rezoning to R-4 are of the opinion that the rezoning is essential to ensuring the future development of the adjacent NC zoned properties*
- *Although the existing land use affords a greater opportunity for an assemblage of the residentially zoned property, leaving the R-4 zoning in place would require a prospective developer to go through the rezoning process with specific development plans.*



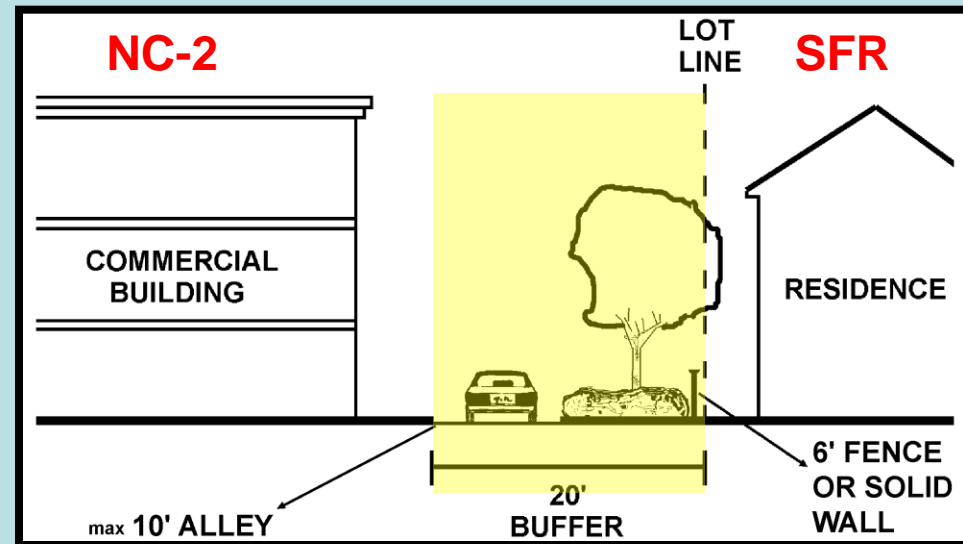
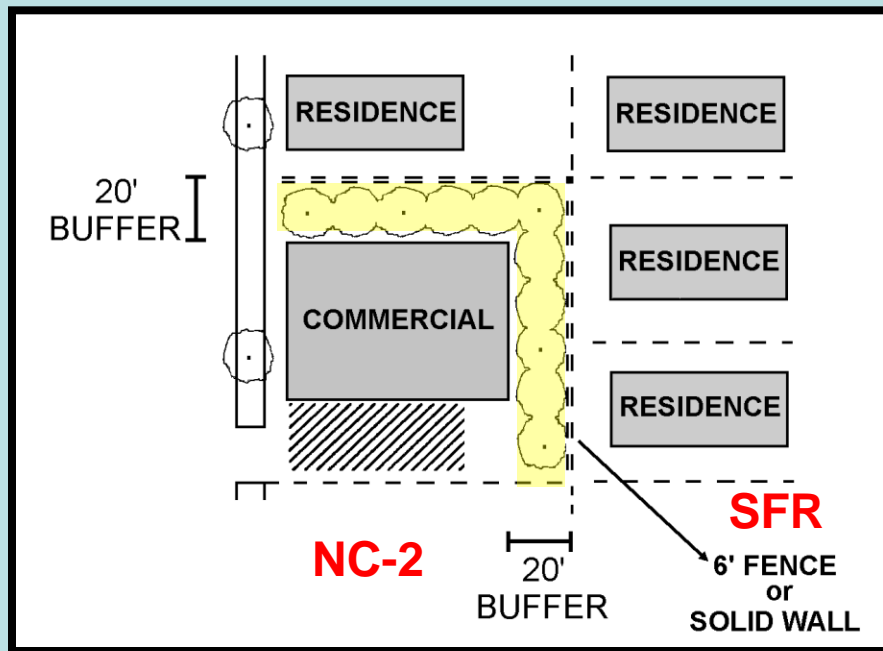
Existing Transitional Yard Scenario

- **Buffer**: Required 20 feet wide when adjacent to single-family (R-1 to R-G and PDH) properties. 10 feet of width must be landscaped. A 10 foot wide drive may be placed within the buffer area to access to rear/side parking.
- **Fencing/walls**: Required permanent opaque fencing or walls 6 feet in height



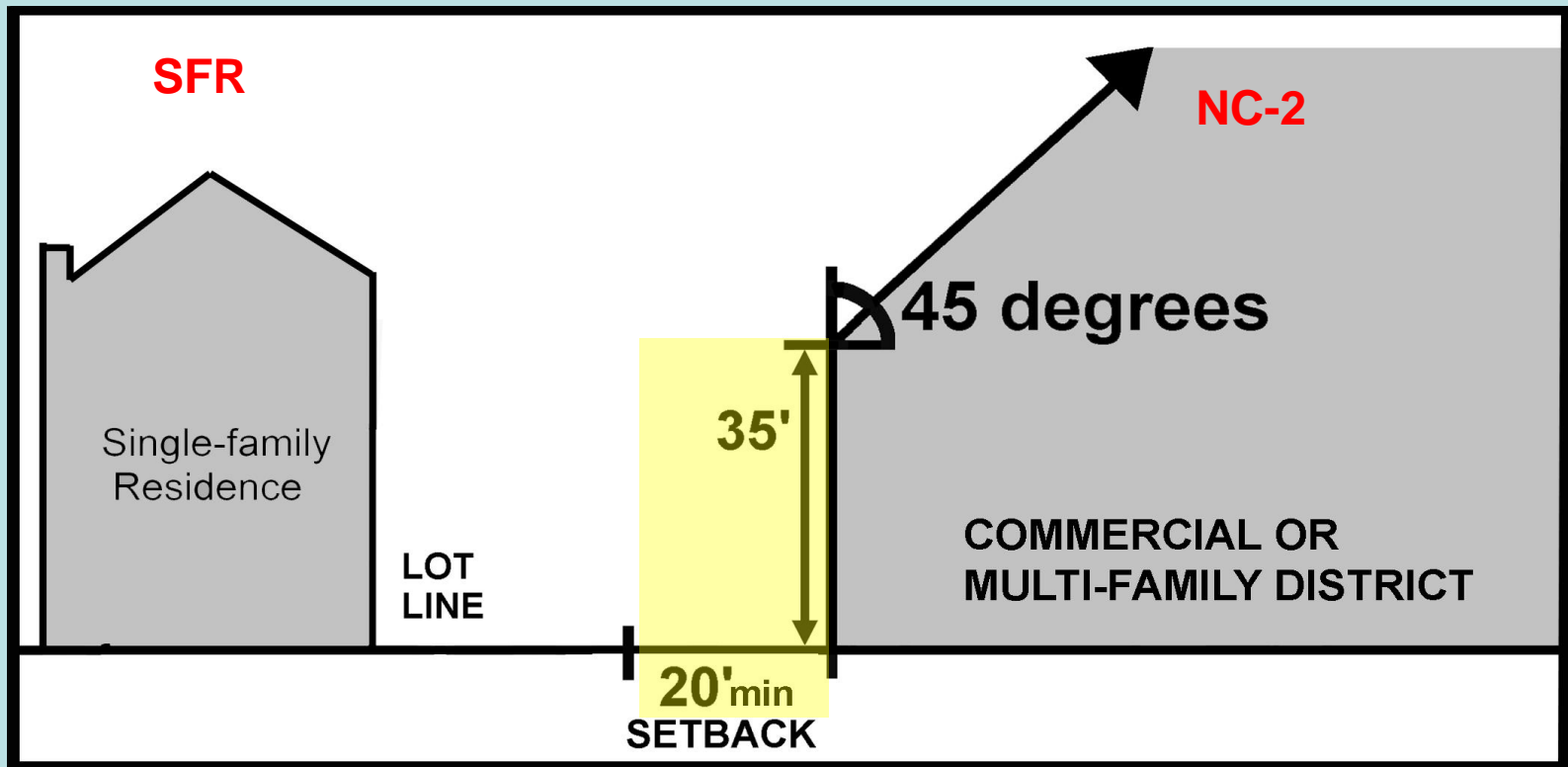
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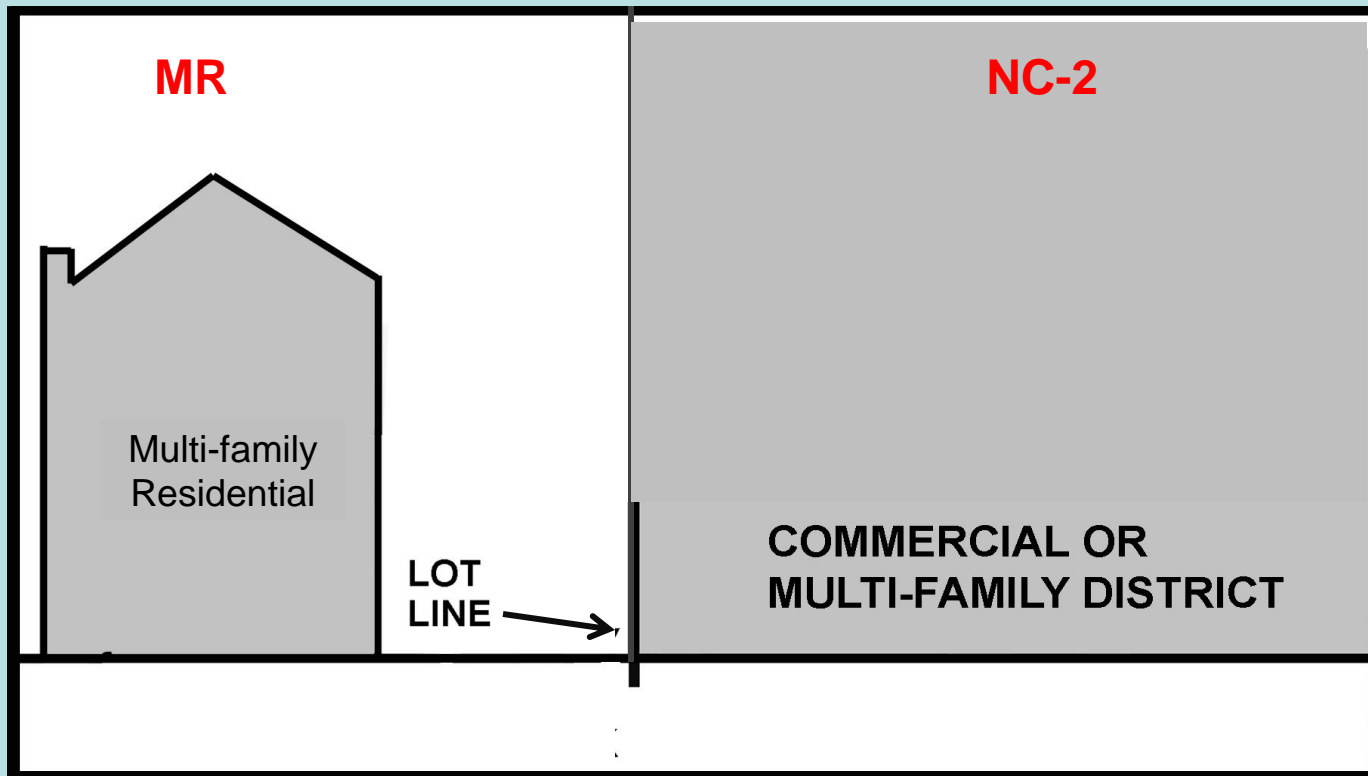
Existing Transitional Height Scenario

- Set back 20 feet from property line, the height plane begins 35 feet vertically above the buildable area boundary and extends at an angle of 45 degrees away from a single-family residence.
- The height of a building on a commercial or multi-family property may increase as the distance from a single-family residence increases, however it can not penetrate the 45 degree angle height plane.

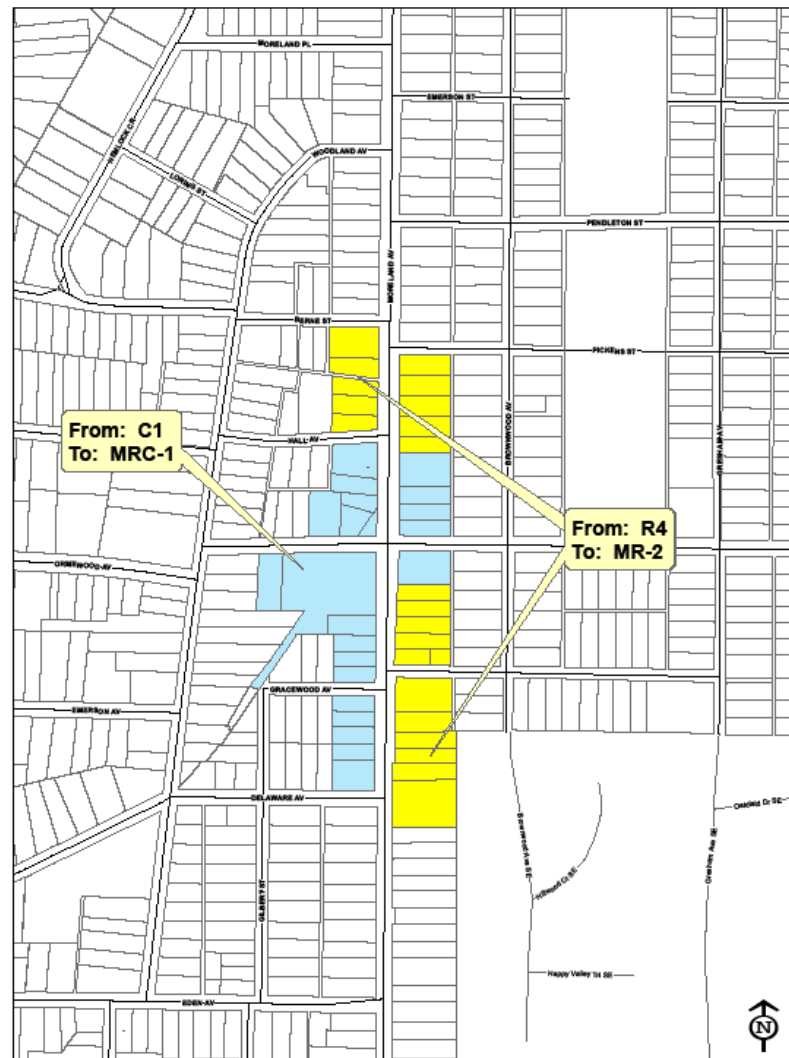


Proposed Transitional Setback & Height Scenario

- *NC-2 commercial building setback is 0 feet from property line, and the NC -2 building height is able to achieve a maximum of 52 feet. NC-2 multi-family buildings may also be built to the property line if there are no windows on that side of the façade.*



Focus Area 2 – Ormewood



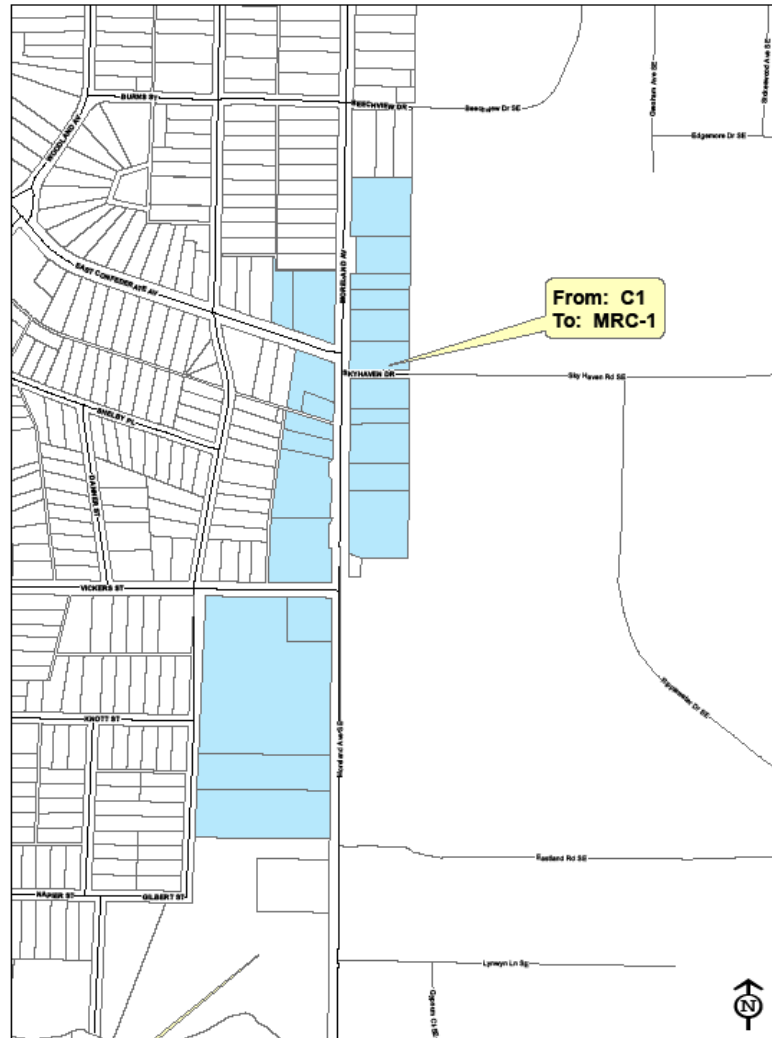
Community Feedback

Focus Area 2 - Ormewood

- *Limit the number of gas stations and other auto related uses. Consider a grouping of these uses and distance requirements.*
- *Place additional height limitations on the parcels proposed for rezoning to MR and MRC.*
- *Incorporate existing language from the C-1 district into the parcels proposed for MRC zoning, (i.e. transitional use regulations)*
- *Utilize vehicular service-bays as a defining characteristic of auto uses*
- *Ensure 1135 Ormewood is not a part of the rezoning changes*
- *Rezone area between Berne and Hall to MRC as well as the east side of Moreland*
- *Prohibit uses currently prohibited in C-1*



Area 3 – Confederate Avenue/ Skyhaven Road



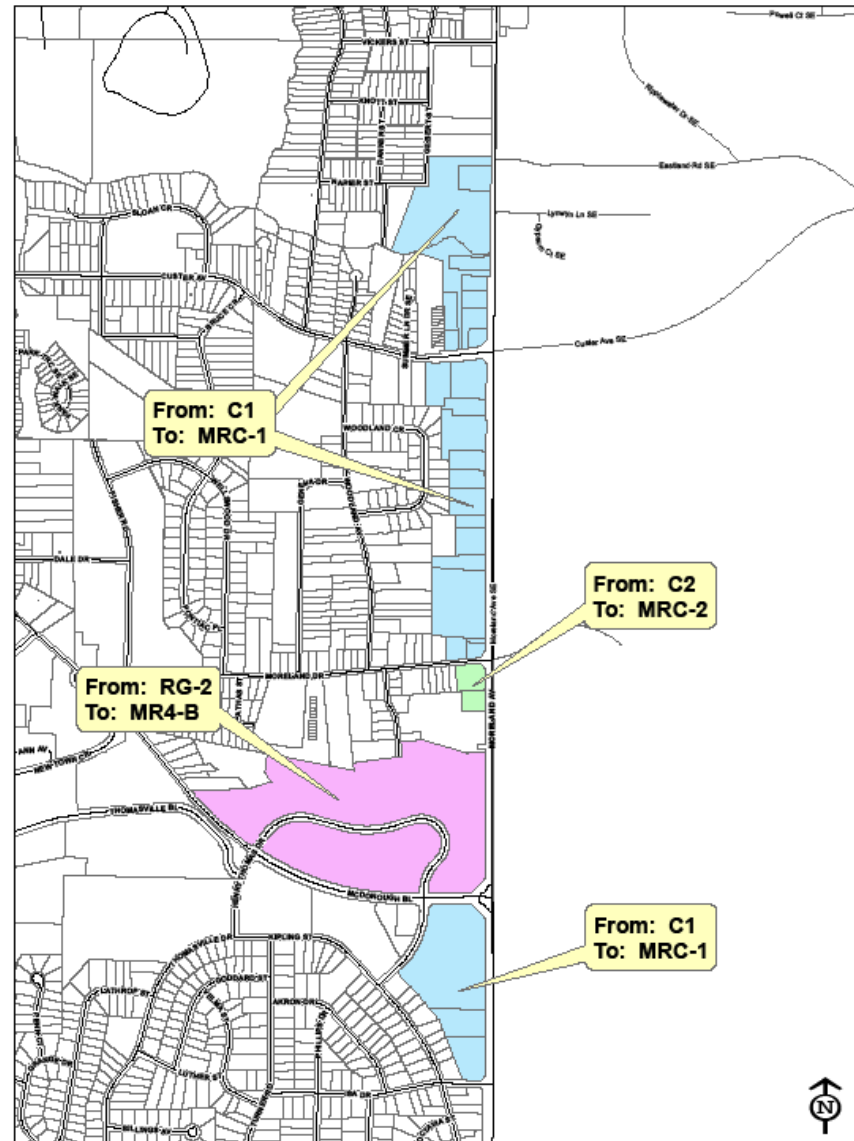
Community Feedback

Focus Area 3 – Confederate Avenue/Skyhaven Road

- *Prohibit tire shops, title pawn shops and check cashing establishments*
- *Limit the distance between fast food restaurants*
- *Identify zoning that will allow for the development of a Senior Citizen High-rise at the location of the former Thomasville Housing Projects*



Focus Area 4 – Custer Avenue to Constitution Road



Community Feedback

Focus Area 4 – Confederate Avenue/Skyhaven Road

- *Limit the number of tire shops*
- *Determine what DeKalb County's plan is (if any) for a treescape plan that will be compatible with the City of Atlanta quality of life standards*
- *Widen streets*
- *Parking should be located towards the front in Focus Areas 1 and 2 for safety purposes. Parking behind the building could be dangerous and attract crime.*



Questions and Answers



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